

We have 4 Cases for the
September 28, 2016
Planning Board Meeting



CITY OF JACKSON, MS
Application for Zoning Action
Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY
RECEIVED

AUG 04 2016

City of Jackson
City Planning Administration

CASE NO.: 3948

Ward #: 5

I. Please choose one or more of the following Zoning Action Requests:

___ Rezoning From ___ To ___ || ☒ Use Permit || ___ Special Exception || ___ Variance(s)

II. Subject Property Address: 2926 J.R. Lynch St.

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C-3

Tax Parcel Number: 302 - 6 - 2

III. Size of Property:

Lot Frontage 95 feet

Lot Depth 300 feet

Square footage/Acres 0.63 acres

Improved or Unimproved? Improved

If improved, number of existing buildings? 1

Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

Used Car Dealer

V. Are there any City Code Violations on this property? No

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? No

If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

Marvin Cornelius
Applicant's Signature

Walter E. Cornelius Sr.
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

2926 J.R. Lynch Street Jackson, Mississippi

On this the 1st day of August, 2016.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Marvin Cornelius

Walter E. Cornelius Sr.

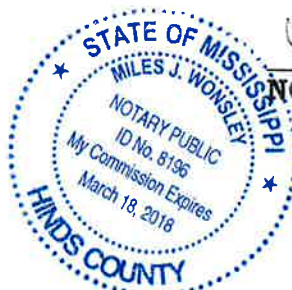
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1st day of

Aug, 2016.

MY COMMISSION EXPIRES:

March 18, 2018



Miles Wonsley
NOTARY PUBLIC

D's Auto Sale
226 J.R. Lynch St.
Jackson, MS 29206

July 30, 2016

To whom it may concern,

On behalf of D's Auto Sales, it is with great hope that I write this letter to you. The purpose of writing this letter is to request rezoning for the property located at 2926 J.R. Lynch Street. We plan to open a used car dealership and auto mechanic shop. I will be offering affordable prices in an effort to support the needs of the community.

As you may have noticed, there have been several remodeling projects already complete to the interior and exterior of the building and property. The lot has been cleaned thoroughly and we intend to maintain these cleaning efforts throughout our stay at this location. We want to bring a respectable business to the community and establish lasting relationships. It is also our intent to inspire others who desire to bring small businesses to the Jackson metro area.

If you have any questions or concerns, we can be contacted at 769-232-6738.

Thank you so much for your consideration!

Walter Cornelius

A handwritten signature in blue ink, appearing to read 'Walter Cornelius', written in a cursive style.

Marvin Cornelius

A handwritten signature in blue ink, appearing to read 'Marvin Cornelius', written in a cursive style.



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City of Jackson
City Planning Administration

CASE NO.: 3949

Ward #: 2

I. Please choose one or more of the following Zoning Action Requests:

 Rezoning From To || Use Permit || ☒ Special Exception || Variance(s)

II. Subject Property Address: 252 E. LONGVIEW DRIVE & Parcel # 709-262
JACKSON, MS 39213

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R2

Tax Parcel Number: 709 - 263 + 262

III. Size of Property:

Lot Frontage 120 59 feet

Lot Depth 200 58 feet

Square footage/Acres 2000

Improved or Unimproved? Improved

If improved, number of existing buildings? 1

Use of buildings: ☒ Residential ☐ Commercial ☐ Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

Special Exception for a day care center.

V. Are there any City Code Violations on this property? None

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? None

If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

Margaret Armstrong
Applicant's Signature

Margaret Armstrong
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

252 Longview Drive Parcel # 709-262 Jackson, Mississippi

On this the 21st day of July, 20 16.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Margaret Armstrong

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21st day of

July, 20 16.

MY COMMISSION EXPIRES:

October 1, 2016



Dorothy J. Briggs
NOTARY PUBLIC

To whom it may concern,

This letter is concerning my properties that I would like to use for the proposed Child Care Center I am attempting to open for the benefit of my community.

I recently purchased property (709-262) and (709-263) on 252 East Longview Drive, Jackson, MS 39213, for the sole purpose of establishing a Daycare Center. The properties are within my residential community and are adjacent to my place of residence.

Our community have two Child Care Centers, one Senior Citizen Home, a Community Center, three Churches, one of which is directly behind this property and several businesses within this residential community. Also, on the side there is WIN Job Center and the Health Department (pediatric clinic) which is less than a two-minute walk from the proposed Child Care Center. Not to mention, Uncle Bob Storage, Car Max, Comcast which are within a 600 feet radiates.

I am directly across the street from the church double parking lot and have been given permission to use this space for parking. We will be working with the church to do different activities for the children. Our children in our community need this facility. No one in our community is against this and we have certified retired teachers from our community that will be teaching the children. This is a big first step for our children.

I have contacted Mississippi Department of Health, Child Care and Special Licensure and have been approved to have at least twenty children.

I am asking that you please grant my partition to open up a Child Care Center at this location.

Thanks for your consideration in this matter.

Mary R Armstrong



CITY OF JACKSON, MS
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City of Jackson
City Planning Administration

CASE NO.: 3950

Ward #: 1

I. Please choose one or more of the following Zoning Action Requests:

 Rezoning From To || Use Permit || ☒ Special Exception || Variance(s)

II. Subject Property Address: 6470 Old Canton Road

Jackson, MS 39211

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: R-1A

Tax Parcel Number: 751 - 378 -

III. Size of Property: Lot Frontage 227.53 feet
Lot Depth 230.33 feet
Square footage/Acres
Improved or Unimproved? Improved
If improved, number of existing buildings? 1
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

Growing our music worship ministry by having our school in our residence in a great central
location

V. Are there any City Code Violations on this property? No

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? No

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The above information is true, and complete to the best of my knowledge.

Judith Finkelsdahl
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

6470 Old Canton Rd, Jackson, MS Jackson, Mississippi

On this the 26th day of July, 2016.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Judith Finkelsdahl

Austin Adams, VP

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th **day of**

July 26, 2016.

MY COMMISSION EXPIRES:

Aug. 31, 2018



Darlene Johnson
NOTARY PUBLIC

Statement of Intent

August 4, 2016

It is our intent to use the house for a dual purpose. Our family will live at home and a portion will be used to teach music and voice.

Lydia Kluksdahl



CITY OF JACKSON, MS
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AUG 05 2016
City of Jackson
City Planning Administration
CASE NO.: 3951
Ward #: 3

I. Please choose one or more of the following Zoning Action Requests:

 Rezoning From To || ☒ Use Permit || Special Exception || Variance(s)

II. Subject Property Address: 2718 Medgar Evers Blvd Jackson MS 39213

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C-2

Tax Parcel Number: 405 - 3 - 2

III. Size of Property:

Lot Frontage 612' feet
Lot Depth 610' feet
Square footage/Acres 1222 sq
Improved or Unimproved?
If improved, number of existing buildings?
Use of buildings: Residential Commercial ☒ Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

To do a sports bar

V. Are there any City Code Violations on this property? NO

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? NO

If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

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The above information is true, and complete to the best of my knowledge.

Darnell Phillip
Applicant's Signature

Harinder Kaur
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

2710 and 2718 Medgar Evers Blvd. Jackson, Mississippi 39213

On this the 5th day of August, 20 16.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Harinder Kaur

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th **day of**

August, 20 16.

MY COMMISSION EXPIRES:

April 25, 2017



Regina Carr
NOTARY PUBLIC

Statement Intent

My name is Darnell Phillips. I would like to ask the Council and Community for a Use permit to be used at 2718 Medgar Evers boulevard.

The building will be used to provide the community a Sports Bar and Grill with old school blues, R&B music, live band, food and proper security for ages 30 and older in a clean and safe environment. There will be no outside standing or activity on the premises.